107.0	0002	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 916,300 / 916,300
					USE VALUE: 916,300 / 916,300
					ASSESSED: 916,300 / 916,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAKETANI MAKOTO/ TRUSTEE
Owner 2:	TAKETANI TRUST
Owner 3:	
Street 1:	2-4-55 SHIOYA-CHO
Street 2:	TARUMI-KU, KOBE
Twn/City:	HYOGO, JAPAN
St/Prov:	Cntry: Own Occ: N
Postal:	655-0872 Type:

PREVIOUS OWNER

Owner 1:	TAKETANI MAKOTO & RITSUKO -
Owner 2:	-
Street 1:	165 CAMBRIDGE PK DR
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry
Postal:	02140

NARRATIVE DESCRIPTION

This parcel contains .254 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1984, having primarily Wood Shingle Exterior and 2802 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11065.000	388,800	1,100	526,400	916,300
Total Card	0.254	388,800	1,100	526,400	916,300
Total Parcel	0.254	388,800	1,100	526,400	916,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.02 /Parcel: 327.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	388,800	1100	11,065.	526,400	916,300		Year end	12/23/2021
2021	101	FV	374,700	1100	11,065.	526,400	902,200		Year End Roll	12/10/2020
2020	101	FV	374,600	1100	11,065.	526,400	902,100	902,100	Year End Roll	12/18/2019
2019	101	FV	298,200	1100	11,065.	526,400	825,700	825,700	Year End Roll	1/3/2019
2018	101	FV	296,300	1100	11,065.	451,200	748,600	748,600	Year End Roll	12/20/2017
2017	101	FV	296,300	1100	11,065.	421,100	718,500	718,500	Year End Roll	1/3/2017
2016	101	FV	285,300	1100	11,065.	360,900	647,300	647,300	Year End	1/4/2016
2015	101	FV	287,800	1100	11,065.	323,300	612,200	612,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAKETANI MAKOTO	1578-23	1	8/24/2021	Convenience	1	No	No		
RUSSELL WALTER	1476-116		8/8/2015		819,000	No	No		
	938-106		9/1/1980		120,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2010	2222	Manual	6,000					REPL FRT STAIRS
6/18/2008	673	Re-Roof	5,000			G9	GR FY09	
8/16/1996	393	Manual	2,500					RETAINING WALL/STA

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11065		Sq. Ft.	Site		0	70.	0.68	4									526,369						526,400	

Total AC/HA: 0.25402 | Total SF/SM: 11065 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 526,369 | Spl Credit | Total: 526,400

User Acct

68205

GIS Ref

GIS Ref

Insp Date

09/13/18

!8399!

PRINT

Date	Time
12/30/21	07:15:56

LAST REV

Date	Time
09/13/21	11:26:51
mmcmakin	

PAT ACCT. 8399

USER DEFINED

Prior Id # 1:	68205
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2018	Mail Update	MM	Mary M
9/13/2018	Inspected	PH	Patrick H
8/30/2018	MEAS&NOTICE	CC	Chris C
4/29/2016	Sales Review	PT	Paul T
4/12/2016	SQ Returned	EMK	Ellen K
4/17/2009	Meas/Inspect	163	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.16775143
Const Adj.:	1.00289965
Adj $ / SQ:	117.114
Other Features:	114683
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445872
Depreciation:	57072
Depreciated Total:	388800

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

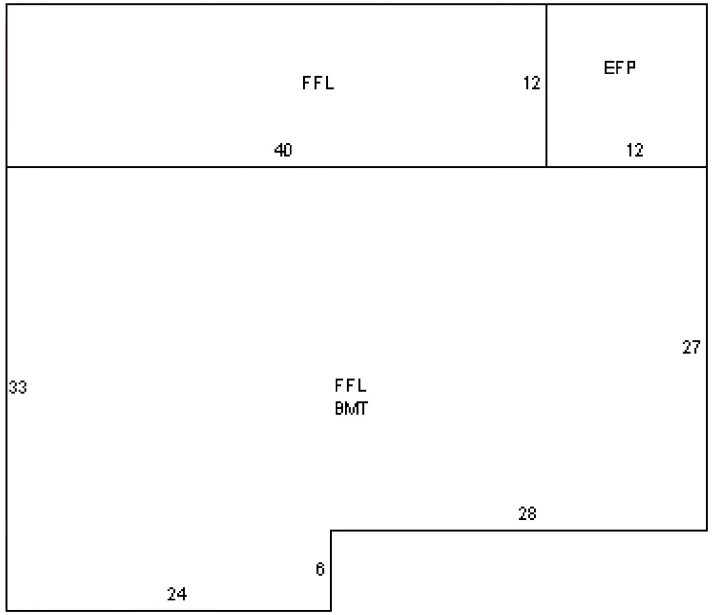
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	117.11
Special Features:	0	Val/Su Net:	104.52
Final Total:	388800	Val/Su SzAd	191.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,028	117.110	237,507
BMT	Basement	1,548	56.210	87,020
EFP	Enclos Porch	144	46.270	6,662

Net Sketched Area:	3,720	Total:	331,189
Size Ad 2028	Gross Area 3720	FinArea	2802

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X12	A	AV	1960	6.00	T	40.8	101			300			300
19	Patio	D	Y	1	12X36	A	AV	1960	3.12	T	40.8	101			800			800

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100